

Dane County Rezone Petition

Application Date	Petition Number
05/05/2025	DCPREZ-2025-12176
Public Hearing Date	
07/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL AND CHRISTINA RYAN	PHONE (with Area Code) (503) 652-7000	AGENT NAME ROBERT TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 124 MAIN ST		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) Madison, WI 53574	
E-MAIL ADDRESS christinaryan1991@gmail.com		E-MAIL ADDRESS bob@talarczyksurveys.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
TOWNSHIP BLACK EARTH	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-261-8561-3					

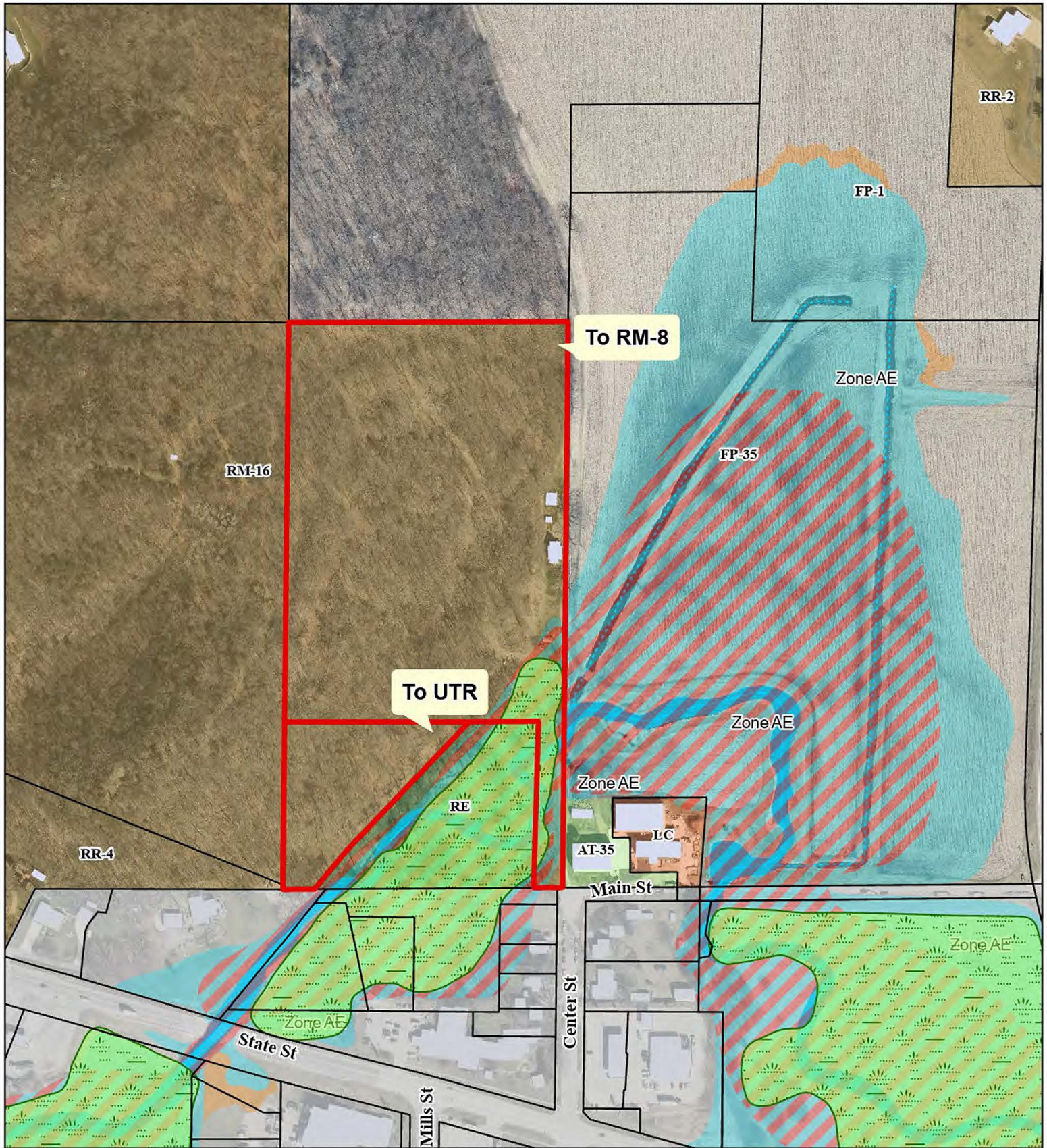
REASON FOR REZONE

SHIFTING PROPERTY LINE BETWEEN ADJACENT LANDOWNERS ON PROPERTIES IN THE VILLAGE AND TOWN

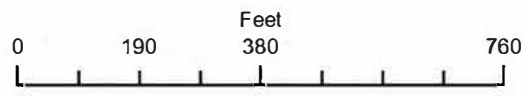
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RM-8 Rural Mixed-Use District	14.33
RM-16 Rural Mixed-Use District	UTR Utility, Transportation and ROW District	2.24

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: UTR REQUESTED AS TEMPORARY ZONING PRIOR TO ANNEXATION OF LAND TO VILLAGE OF BLACK EARTH



- Proposed Zoning Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Building Footprint



Petition 12176
MICHAEL AND CHRISTINA RYAN



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Michael & Christina Ryan	Agent Name:	Robert Talarczyk
Address (Number & Street):	124 Main Street	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Black Earth, WI 53515	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	christinaryan1991@gmail.com	Email Address:	bob@talarczykssurveys.com
Phone#:	503-652-7000	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Black Earth	Parcel Number(s):	080626185613
Section:	26	Property Address or Location:	124 Main St, Black Earth

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

The Ryan's adjoining landowners, Randy and Jill Adler, are acquiring land from them. They are intending to combine it with their existing lot at 1415 US Highway 14, Black Earth and annex it into the Village of Black Earth. This reduces the size of the Ryan's remaining land, which requires a rezone and a CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RM-8	14.33
<i>RM-16</i>	<i>U.T.R.</i>	<i>2.24</i>

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|--|--|---|---|---|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Robert A. Talarczyk

Date

Revised 5/5/25 RT
5/2/25

Part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin.



CERTIFIED SURVEY MAP_{NO.}

That part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, bounded and described as follows:
Beginning at the North 1/4 corner of said Section 26; thence N89°49'29"E, 652.19' to the Northeast corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 26; thence S00°15'31"W, 1309.09' to the Southeast corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 26; thence S89°51'10"W along the South line of the Northwest 1/4 of the Northeast 1/4 of Section 26, 66.00'; thence N00°15'31"E, 390.00'; thence S89°51'10"W, 589.03' to the North-South 1/4 line of Section 26; thence N00°26'09"E, 918.79' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Black Earth, Village of Black Earth and Dane County; and that under the direction of Randall Adler, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

February 17, 2025

Robert A. Talarczyk, P.L.S.

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a) Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Black Earth; Village of Black Earth; Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Michael C. Ryan

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Michael C. Ryan to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

PREPARED FOR:
Randall Adler
1415 State Street
Black Earth, WI 53515
(608) 235-5326

JOB NO. 24117
POINTS 24117
DRWG. 24117_2
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin.

TOWN APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Black Earth.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Black Earth.

Village Clerk










COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____.M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

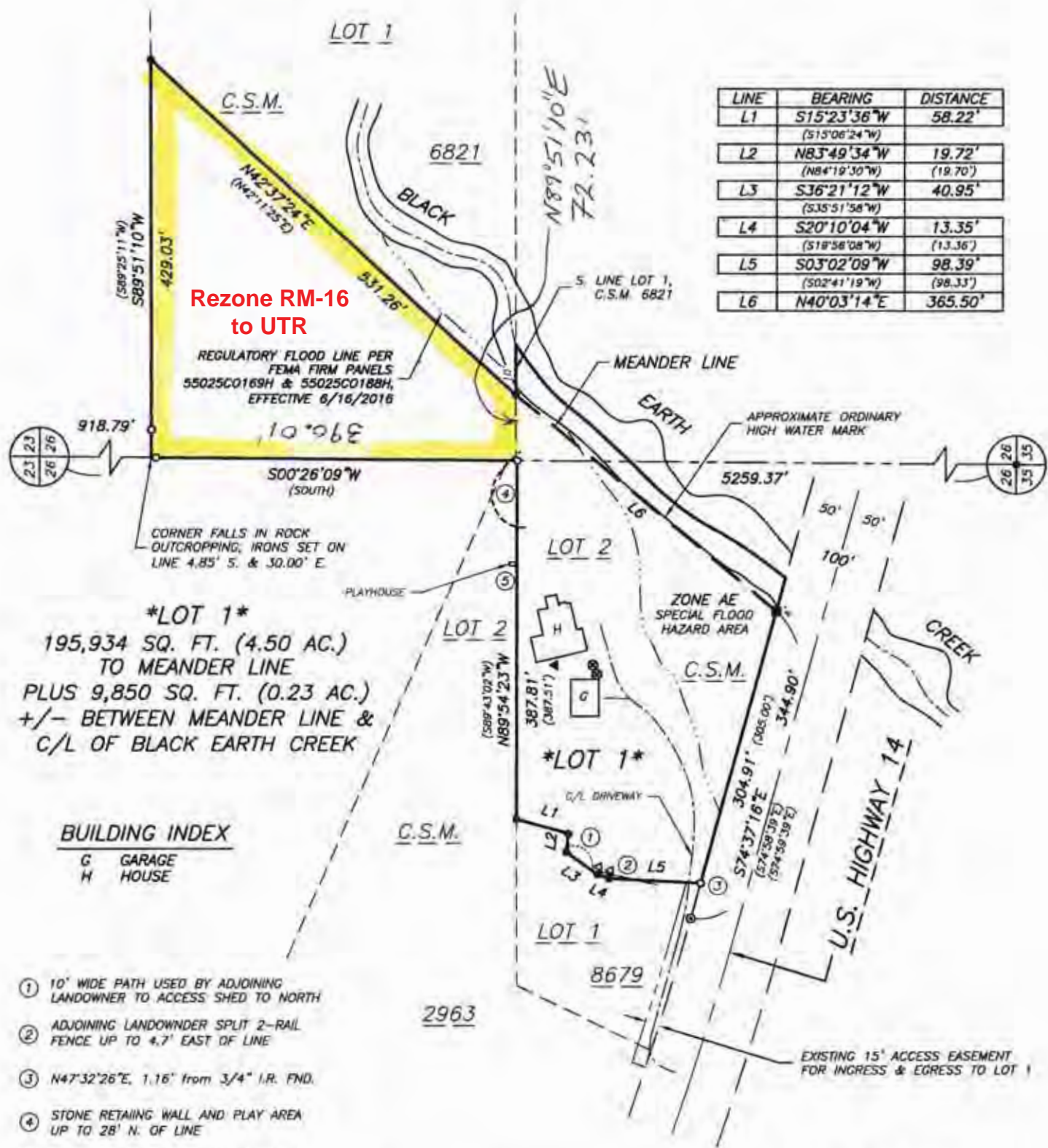
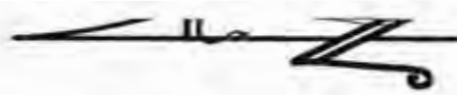
Kristi Chlebowski, Register of Deeds

LEGEND:

-  1" solid round iron rod found
-  3/4" solid round iron rod with aluminum cap found
-  1-1/4" solid round iron rod found
-  1" iron pipe found
-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
-  Well pump
-  Septic cover
-  Septic vent

NOTES:

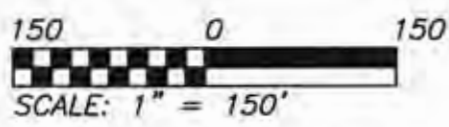
- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 26 bears N89°49'29"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 4.) Approximate ordinary high water mark is shown for reference only.
- 5.) All PLSS witness monuments were found and verified.



LOT 1
195,934 SQ. FT. (4.50 AC.)
TO MEANDER LINE
PLUS 9,850 SQ. FT. (0.23 AC.)
+/- BETWEEN MEANDER LINE &
C/L OF BLACK EARTH CREEK

BUILDING INDEX
G GARAGE
H HOUSE

- ① 10' WIDE PATH USED BY ADJOINING LANDOWNER TO ACCESS SHED TO NORTH
- ② ADJOINING LANDOWNER SPLIT 2-RAIL FENCE UP TO 4.7' EAST OF LINE
- ③ N47°32'26"E, 1.16' from 3/4" I.R. FND.
- ④ STONE RETAINING WALL AND PLAY AREA UP TO 28' N. OF LINE
- ⑤ PLAYHOUSE UP TO 8.5' N. OF LINE

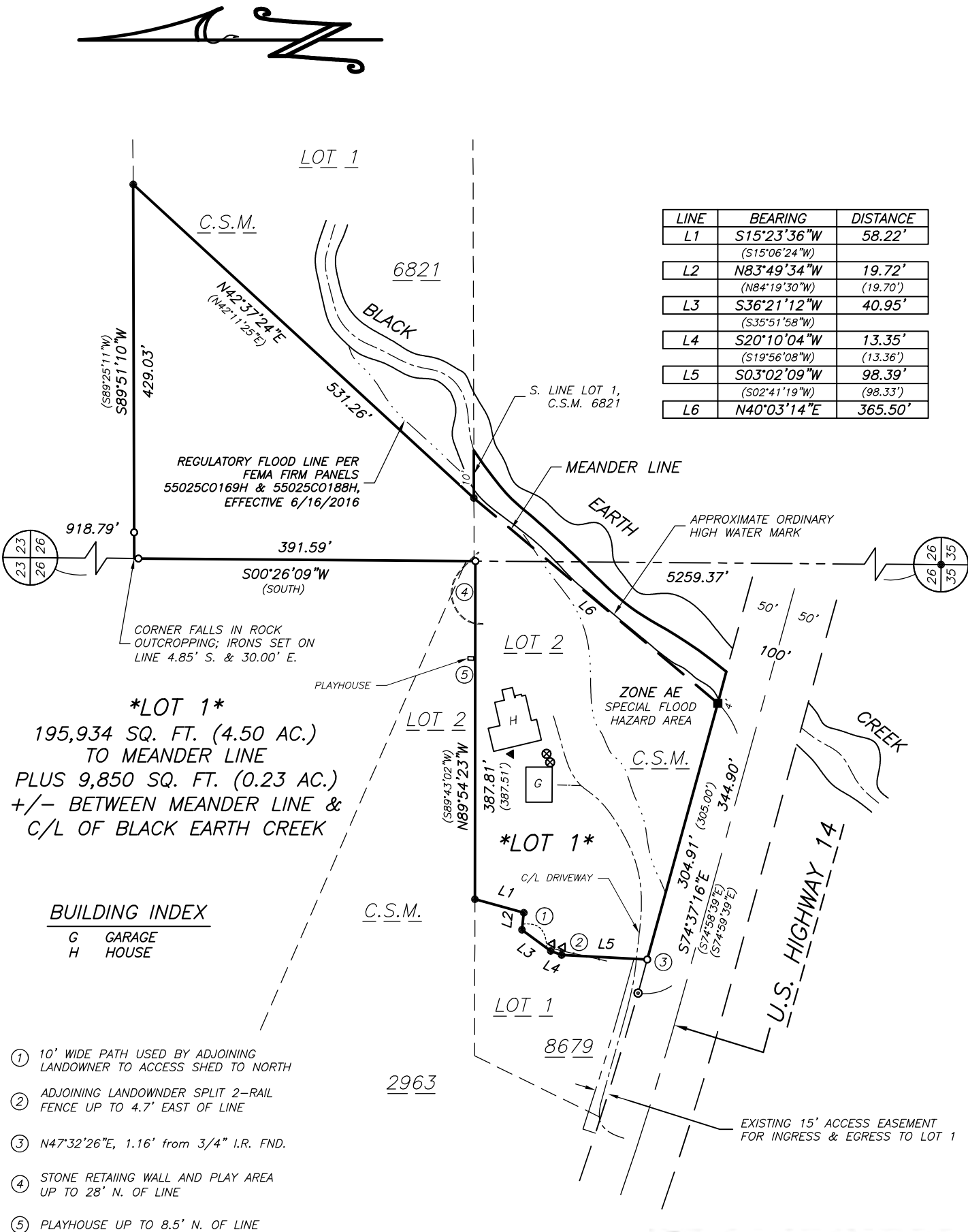


TALARCZYK
LAND SURVEYS, INC.
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

JOB NO. 24117
POINTS 24117
DRWG. 24117-1
DRAWN BY MST

CERTIFIED SURVEY MAP No. _____

Lot 2 of Certified Survey Map 8679 (Volume 48, Pages 17-18) and other lands, being in the Northwest and Southwest 1/4s of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 26, Town 8 North, Range 6 East, Village of Black Earth, Dane County, Wisconsin.



JOB NO. 24117
POINTS 24117
DRWG. 24117_1
DRAWN BY MST

150 0 150
SCALE: 1" = 150'

SHEET 1 OF 3

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Commencing at the North 1/4 corner of said Section 26; thence S00°26'09"W along the North–South 1/4 line of Section 26, 918.79' to the point of beginning; thence S00°26'09"W, 391.59'; thence N89°54'23"W, 387.81'; thence S15°23'36"W, 58.22'; thence N83°49'34"W, 19.72'; thence S36°21'12"W, 40.95'; thence S20°10'04"W, 13.35'; thence S03°02'09"W, 98.39' to the Northerly right of way line of U.S. Highway 14; thence S74°37'16"E along said right of way line, 304.91' to a meander corner located 4' from the Westerly bank of Black Earth Creek; thence N40°03'14"E along a meander line, 365.50' to the South line of the Northwest 1/4 of the Northeast 1/4 of Section 26 and a meander corner located 10' from said Westerly bank; thence N42°37'24"E, 531.26'; thence S89°51'10"W, 429.03' to the point of beginning; plus all lands lying between the meander line herein described and the center of Black Earth Creek; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Village of Black Earth; and that under the direction of Randall Adler, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

February 17, 2025










Robert A. Talarczyk, P.L.S.

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Black Earth.

Village Clerk

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LEGEND:

-  1" solid round iron rod found
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-  2" iron pipe found
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-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
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JOB NO. 24117
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DRAWN BY MST

- NOTES:
- Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North–South 1/4 line of Section 26 bears S00°26'09"W.
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PREPARED FOR:
Randall Adler
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WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Randall P. Adler

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Randall P. Adler to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

OWNER’S CERTIFICATE:
As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes to be submitted to the following for approval or objection: Village of Black Earth.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Michael C. Ryan

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Michael C. Ryan to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

RM-16 to RM-8

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RM-16 to UTR

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